

TOWN PLANNING BOARD

TPB Paper No. 10771

**For Consideration by
the Town Planning Board on 3.9.2021**

**DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/23
INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

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**INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

1. Introduction

- 1.1 On 19.3.2021, the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 (the draft OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are made to facilitate the development in Kwun Tong Action Area (KTAA), which mainly involve:
- (a) rezoning of a site to the south of the junction of Hoi Yuen Road and Wai Yip Street from “Government, Institution or Community (1)” (“G/IC(1)”), “Open Space” (“O”) and areas shown as ‘Road’ to “Commercial (2)” (“C(2)”) (**Item A**);
 - (b) rezoning of parcels of land to the south and southwest of the “C(2)” zone and to the south and west of Hoi Yuen Road and Wai Yip Street junction from “G/IC(1)” and areas shown as ‘Road’ to “O” (**Item B1**) and “O(1)” (**Item B2**);
 - (c) rezoning of a parcel of land to the northwest of the “C(2)” zone from “G/IC(1)” to “Other Specified Uses” annotated “Drainage Facility and At-grade Public Open Space” (“OU(DFAPOS)”) (**Item B3**); and
 - (d) rezoning of Kei Yip Lane and two strips of land from “G/IC(1)” to areas shown as ‘Road’ (**Item C**).
- 1.2 The Remarks of the Notes for the “C” zone is also revised to incorporate the development restrictions of the “C(2)” zone. A new set of Notes for the “OU(DFAPOS)” is incorporated. Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to incorporate the latest revisions of the Master Schedule of Notes to the Statutory Plan and to update the general information of various land use zonings, where appropriate. The Schedule of Amendments setting out the amendments incorporated into the draft OZP is at **Annex I** and the locations of the amendment items are shown on **Plan P-1**.
- 1.3 During the two-month exhibition period, a total of 16 representations were received. On 25.6.2021, the representations were published for three weeks for public comments. Upon expiry of the public inspection period on 16.7.2021, five comments were received.
- 1.4 The lists of representers and commenters, and the summaries of representations and comments are shown in **Annexes II, III, IV and V** respectively for Members’ reference. The location of the representation sites are shown on **Plan P-2**.

2. The Representations and Comments

- 2.1 Among the 16 representations, 13 representations objected/ provided adverse views on one or more amendment items, and 3 representations provided views.
- 2.2 The opposing representations were submitted by a former Kwun Tong District Council (KTDC) member (**R1**), two organisation/ company, namely Designing Hong Kong Limited (**R10**) and The Hongkong and Yaumati Ferry Company Limited (**R13**), and individuals (**R2** to **R9**, **R11** and **R12**). Below are the representers' main grounds of objection:
 - (a) The main grounds of the representations opposing Item A were that the proposed commercial/office development would have adverse traffic, air quality, ventilation and visual impacts; there were concerns about the tree preservation/ landscape proposal; adverse impact of the ground level Public Transport Interchange (PTI) on the vibrancy along the waterfront as it would reduce spaces for retail uses from waterfront and piers; and the management issues of the public open space within the "C(2)" zone.
 - (b) The main grounds of the representations opposing Item B3 were on the size, design, and management of the proposed reprovisioned pet garden. **R13** raised objection against the size of the dangerous goods vehicle (DGV) queuing area of the Kwun Tong Vehicular Ferry Pier from operation safety perspective; and
 - (c) There were concerns on the inadequate provision of G/IC and social welfare facilities in the proposed "C(2)" zone and in Kwun Tong.
- 2.3 The remaining three representations (**R14** to **R16**) submitted by the Task Force on Kai Tak Harbourfront Development, Harbourfront Commission (**R14**), KTDC (**R15**) and a former KTDC member (**R16**) provided views and/or suggestions. **R14** provided views mainly on the size/design and location of PTI with concerns on its interface issue with the waterfront, and considered that more at-grade retail frontage facing the waterfront should be provided to enhance vibrancy. **R15** and **R16** provided similar concerns on traffic, ventilation and landscape impacts, and the design and management of the pet-friendly open space and public open space as stated in paragraphs 2.2 (a) and (b) above.
- 2.4 The five comments were submitted by individuals (**C1** to **C3** and **C5**) and a company, namely 港九電船拖輪商會有限公司 (**C4**). Of them, **C3** is also a representer (**R11**). **C1** and **C2** had concerns on adverse traffic, air quality, visual and noise impacts; **C3** supported **R10** and **R14** regarding the design of the waterfront promenade and shared some views of **R13** on safety concerns about the possible impacts of the DGV queuing area. **C4** and **C5** made comments not related to the amendment items mainly on marine traffic safety of Kwun Tong Typhoon Shelter.

3. Arrangement for Consideration of Representations and Comments

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet

representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since the representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations and comments without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary. The arrangement would not delay the completion of the representation consideration process.

- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of representations and comments, they are suggested to be heard in one group. To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session.
- 3.3 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for October/November 2021.

4. Decision Sought

The Board is invited to consider whether:

- (a) to appoint a RHC for consideration of the representations and comments; and
- (b) the representations and comments should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of Amendment to the Approved Kwun Tong (South) OZP No. S/K14S/22
Annex II	List of Representers
Annex III	List of Commenters
Annex IV	Summary of Representations
Annex V	Summary of Comments
Plan P-1	Amendments Incorporated into the draft Kwun Tong (South) OZP No. S/K14S/23
Plan P-2	Location Plan of Representation and Comment Sites